

**TOWN BOARD OF THE TOWN OF TICONDEROGA
COUNTY OF ESSEX, STATE OF NEW YORK**

Resolution No. ____ of 2025
Adopted _____, 2025

Introduced by _____
who moved its adoption

Seconded by _____

**DECLARATION OF THE AGWAY BUILDING (74 MONTCALM ST) AS A
SLUM/BLIGHT SPOT (SBS) AND AUTHORIZATION FOR ESSEX COUNTY LAND
BANK TO SEEK CDBG IMMINENT THREAT FUNDING**

WHEREAS, the Town of Ticonderoga recognizes the importance of maintaining the aesthetic, structural, and safety standards within our community; and

WHEREAS, the elimination of specific conditions of blight, deterioration, or safety hazards on a spot basis is crucial for the prevention of blight and the protection of adjacent properties or areas; and

WHEREAS, the Agway Building located at 74 Montcalm Street, Ticonderoga, NY (SWIS ID 154800, Tax ID 150.43-7-2.000) has been identified as a significant fire hazard in the downtown area, as confirmed by the Ticonderoga Fire Department, posing a serious and imminent risk to public health and safety; and

WHEREAS, the conditions found at this property are consistent with the definitions for “slum and blight” as set forth by the United States Department of Housing and Urban Development (HUD) in 24 CFR Part 570, specifically qualifying as a Slum/Blight Spot (SBS) due to its significant deterioration, physical decay, environmental contamination, and safety hazards; and

WHEREAS, the urgent and dangerous conditions at the Agway Building present an imminent threat to the health and safety of residents, businesses, and visitors in the Town of Ticonderoga, requiring immediate action to prevent loss of life, injury, or severe property damage;

WHEREAS, the CDBG Imminent Threat Program provides funding assistance to communities where an urgent condition poses a serious and immediate threat to the health or welfare of the community, and where other financial resources are not available to address the problem; and

WHEREAS, the Essex County Land Bank has expressed interest in applying for funding through the CDBG Imminent Threat Program to support the emergency demolition and clearance of this property;

NOW, THEREFORE, BE IT RESOLVED, that the Town of Ticonderoga hereby declares the Agway Building (74 Montcalm St) a Slum/Blight Spot (SBS) consistent with Federal and State law, and further declares that the property constitutes an imminent threat to public health and safety, requiring emergency intervention; and

BE IT FURTHER RESOLVED, that the Town of Ticonderoga authorizes the Essex County Land Bank to apply for funding through the 2025 CDBG Imminent Threat Program in the amount of **\$1,000,000** to support the emergency demolition of this blighted and hazardous property; and

BE IT FURTHER RESOLVED, that Nicole Justice Green is hereby named the Fair Housing Officer for this project and will ensure compliance with all applicable Federal, State, and local regulations and statutes, including but not limited to:

- Efforts to Affirmatively Further Fair Housing
- Davis-Bacon Fair Labor Standards Act (40 USC 276a)
- Contract Work Hours and Safety Standards Act (40 USC 327–333)
- Copeland Anti-Kickback Act (18 USC 874)
- Title VI of the Civil Rights Act of 1964 (42 USC 2000d)
- Title VIII of the Civil Rights Act of 1968 (42 USC 3601)
- Section 504 of the Rehabilitation Act of 1973 (29 USC 792, 3601)
- Section 3 of the Housing and Urban Development Act of 1968 (12 USC 1701u)
- Section 109 of the Housing and Community Development Act of 1974 (42 USC 5309)
- Age Discrimination Act of 1975 (42 USC 6101)
- Architectural Barriers Act of 1968 (42 USC 4151)
- Americans with Disabilities Act of 1991
- Equal Employment Opportunity (Executive Order 11246, as amended)
- Equal Opportunity in Housing (Executive Order 11063, as amended by Executive Order 12259)
- The Hatch Act (5 USC 1501 et seq.)
- The National Environmental Policy Act of 1969
- Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and amendments of 1987
- Title IV of the Lead-Based Poisoning Prevention Act (42 USC 4831)
- HUD Reform Act of 1989
- 24 CFR Parts 35, 58, 85, and 570
- Housing & Community Development Act of 1974, as amended
- 2 CFR 200, Administrative Requirements for Grants and Cooperative Agreements
- Section 104(d) of the Housing and Community Development Act of 1974 (Anti-Displacement)