



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 83 OF 2025

**AUTHORIZING THE SALE OF PROPERTY AT
425 MAIN STREET IN THE CITY OF BEACON**

WHEREAS, there exists in the City of Beacon, (the “City”) County of Dutchess, and State of New York a certain improved parcel of land known and designated as 425 Main Street, commonly referred to as the Mase Hook & Ladder Firehouse, which is part of tax parcel 130200-6054-29-026773 (the “Property”); and

WHEREAS, the Property is not needed for City purposes; and

WHEREAS, after the issuance of an RFP for real estate broker services, the City retained Compass Gatehouse Realty (“Compass”) to market the Property for sale; and

WHEREAS, the Property was actively marketed by Compass and the City has received offers to purchase the Property; and

WHEREAS, the Beacon City Council (the “City Council”) has the authority pursuant to General City Laws § 20 to sell and convey real property, when not needed for City purposes; and

WHEREAS, pursuant to Section 1.07 of the City Charter, the City Council may by resolution vote to sell City property upon such terms and conditions as the City Council may deem proper.

NOW, THEREFORE, BE IT RESOLVED, that the City Council, in accordance with Article 8 of the State Environmental Conservation Law and 6 NYCRR Part 617, and upon review of the EAF and all other materials prepared for this unlisted action, hereby reaffirms its Negative Declaration adopted on May 19, 2025 as there has been no change in circumstances or new information since the Negative Declaration was originally adopted; and

BE IT FURTHER RESOLVED, the City Council hereby reaffirms its declaration that the Property is not needed for municipal purposes; and

BE IT FURTHER RESOLVED, the City Council hereby approves of the sale of the Property to Michael Bensimon, or a Limited Liability Company to be formed by Michael Bensimon (collectively the “Purchaser”) for the price of One Million Eight Hundred Thousand Dollars (\$1,800,000.00) and 00/100; and

BE IT FURTHER RESOLVED, that the City Council hereby authorizes and directs the City Administer to (a) to execute and deliver (i) a Purchase and Sale Agreement between the City and the Purchaser (the “Contract”) to be prepared by the City Attorney consistent with the business terms discussed with the City Council, (ii) a quitclaim deed and such other documents as are required to be delivered at Closing pursuant to the terms of said Contract (collectively, the “Contract Deliverables”), and (iii) any and all other documents the City Administrator deem necessary or advisable to consummate the sale of the Property in accordance with the Contract, and (b) to take such any and all other actions as are necessary or advisable to effectuate the purpose of this Resolution.

Resolution No. 83 of 2025				Date: September 2, 2025			
<input type="checkbox"/> Amendments				<input type="checkbox"/> 2/3 Required			
<input type="checkbox"/> On roll call				<input type="checkbox"/> 3/4 Required			
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	x				
	x	Amber Grant	x				
x		Molly Rhodes	x				
		Jeffrey Domanski					x
		Pam Wetherbee	x				
		George Mansfield	x				
		Mayor Lee Kyriacou	x				
		Motion Carried	x				