

**Authorizing The Chair Of The Ulster County Legislature To Execute A Lease Agreement With O&W Station LLC. - Department Of Public Works (Buildings And Grounds)**

The Laws and Rules, Governmental Services Committee (Chairwoman Bartels and Legislators Gavaris, Heppner, Roberts, and Ronk), and The Ways and Means Committee (Chairwoman Archer and Legislators Bartels, Gavaris, Haynes, Maio, Ronk, and Walter)

Chairman of the Legislature, David B. Donaldson, offers the following:

WHEREAS, this resolution has been submitted by the County Executive on behalf of the Department of Social Services and the Department of Public Works; and

WHEREAS, the Department of Social Services currently houses the Family & Child Advocacy Center at 21 O'Neil Street, Kingston, NY 12401; and

WHEREAS, the lease agreement for 21 O'Neil Street, Kingston, NY 12401 with American National Red Cross expired on April 30, 2017 and has been on a month to month agreement since said expiration in anticipation of the property being sold; and

WHEREAS, the County of Ulster has been served an eviction notice for 21 O'Neil Street and it is necessary to relocate the Family & Child Advocacy Center before March 31, 2020; and

WHEREAS, the County of Ulster desires to move the Family & Child Advocacy Center to 51 Hurley Avenue, Kingston, NY 12401 and enter into a lease agreement with O&W Station, LLC., 411 Washington Avenue, Suite 201, Kingston, NY 12401; and

WHEREAS, the Commissioner of Social Services and the Commissioner of Public Works have requested the Chair of the Ulster County Legislature enter into a lease agreement with O&W Station LLC to lease 3,328 square feet of office space, located at 51 Hurley Avenue, Kingston, NY 12401, for a term of five (5) years commencing April 1, 2020 through March 31, 2025, at an annual cost of \$17.00/square foot, totaling \$56,576.00 for the first year, which shall be adjusted annually with a \$.50 per square foot increase in addition to a prorated share of the increase of utilities; now, therefore be it,

**Resolution No. 145      March 17, 2020**

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RESOLVED, that the Chair Of The Ulster County Legislature is hereby authorized to execute a lease agreement and any amendments thereto, with O&W Station LLC., 411 Washington Avenue, Suite 201, Kingston, NY 12401, for offices located 51 Hurley Avenue, Kingston, NY 12401, for a term of five (5) years commencing April 1, 2020 through March 31, 2025, at a cost of \$56,576.00 for the first year of the lease, and adjusted annually with a \$.50 per square foot increase in addition to a prorated share of the increase of utilities as filed with the Clerk of the Legislature or as modified with the approval of the County Attorney,

and move its adoption.

ADOPTED BY THE FOLLOWING VOTE:

AYES: 19                      NOES: 0  
(Absent: Legislators Fabiano, Greene, Parete, and Walter)

Passed Committee: Laws and Rules, Governmental Services on March 16, 2020

Passed Committee: Ways and Means on March 17, 2020

FINANCIAL IMPACT:

\$42,432.00 – 2020 COUNTY EXPENSE DOLLARS (Base Lease Amount)  
\$57,824.00 – 2021 COUNTY EXPENSE DOLLARS (Base Lease Amount)  
\$59,488.00 – 2022 COUNTY EXPENSE DOLLARS (Base Lease Amount)  
\$61,152.00 – 2023 COUNTY EXPENSE DOLLARS (Base Lease Amount)  
\$62,816.00 – 2024 COUNTY EXPENSE DOLLARS (Base Lease Amount)  
\$15,808.00 – 2025 COUNTY EXPENSE DOLLARS (Base Lease Amount)

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STATE OF NEW YORK

ss:

COUNTY OF ULSTER

I, the undersigned Clerk of the Legislature of the County of Ulster, hereby certify that the foregoing resolution is the original resolution adopted by the Ulster County Legislature on the 17<sup>th</sup> Day of March in the year Two Thousand Twenty, and said resolution shall remain on file in the office of said clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the County of Ulster this 19<sup>th</sup> Day of March in the year Two Thousand Twenty.

|s| Victoria A. Fabella  
Victoria A. Fabella, Clerk  
Ulster County Legislature

Submitted to the County Executive this  
19<sup>th</sup> Day of March, 2020.

|s| Victoria A. Fabella  
Victoria A. Fabella, Clerk  
Ulster County Legislature

Approved by the County Executive this  
24<sup>th</sup> Day of March, 2020.

|s| Patrick K. Ryan  
Patrick K. Ryan, County Executive