

Authorizing The Chair Of The Ulster County Legislature To Enter Into A Lease Agreement With Higginsville Station, LLC For Board Of Elections Office & Storage Space - Department Of Public Works – Buildings And Grounds

Referred to: The Public Works and Capital Projects Committee (Chairman Fabiano and Legislators Cahill, Greene, Heppner, and Litts), The Laws and Rules, Governmental Services Committee (Chairwoman Bartels and Legislators Gavaris, Heppner, Roberts, and Ronk), and The Ways and Means Committee (Chairman Gavaris and Legislators Archer, Bartels, Haynes, Maio, Parete, Ronk, and Walter)

Chairwoman of the Laws and Rules, Governmental Services Committee, Tracey A. Bartels, and Deputy Chair Kevin Roberts offer the following:

WHEREAS, this resolution has been submitted at the request of the County Executive on behalf of the Department of Public Works; and

WHEREAS, the Board of Elections office space is currently housed at 284 Wall Street through a lease agreement with CPR Kingston, LLC Bank and the Board of Elections storage space is currently housed at building 61 on Golden Hill Drive; and

WHEREAS, it is desired to consolidate these locations to provide efficiencies for the Board of Elections for their operations; and

WHEREAS, the Commissioner of Public Works has requested to execute a lease agreement with Higginsville Station, LLC, for a five (5) year term commencing January 1, 2022 through December 31, 2026, at an annual cost of \$89,486.00 for the first and a maximum cost of \$106,375.85 in the fifth year; and

WHEREAS, the lease shall contain common fees that will be billed quarterly in accordance with the lease; and

WHEREAS, the lease shall contain a clause which will allow the tenant, County of Ulster, the option to terminate the Lease for any or no reason whatsoever upon a sixty (60) day written notice to landlord, Higginsville Station, LLC; now, therefore be it,

RESOLVED, that the Chair of the Ulster County Legislature is hereby authorized to enter into a lease agreement with Higginsville Station, LLC 2,831 square feet of office space and 9,680 square feet of storage space for the Board of Elections located at 79 Hurley Avenue, Kingston, N.Y. as filed with the Clerk of the Ulster County Legislature or as modified and approved by the County Attorney **and Legislative Counsel**; and be it further

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RESOLVED, that the lease may be renewed, ~~upon the prior approval of the Ulster County Legislature and Higginsville Station, LLC~~ **by the Ulster County Legislature, at its sole discretion, with written notice to the lessor**, for one or two terms not exceeding five years each with annualized payment escalators tied to an agreed upon and commercially recognized pricing index,

and move its adoption.

ADOPTED BY THE FOLLOWING VOTE:

AYES: NOES:

Passed Committee: Public Works and Capital Projects on June 2, 2021

Passed Committee: Ways and Means on June 8, 2021

Passed Committee: Laws and Rules, Governmental Services as amended on June 14, 2021

FINANCIAL IMPACT:

\$ 89,486.00 – ANTICIPATED 2022 COUNTY EXPENSE DOLLARS – LEASE

\$ 44,109.77 – ANTICIPATED 2022 COUNTY EXPENSE DOLLARS –
OPERATING EXPENSES

\$ 95,741.50 – ANTICIPATED 2023 COUNTY EXPENSE DOLLARS

\$ 44,991.96 – ANTICIPATED 2023 COUNTY EXPENSE DOLLARS –
OPERATING EXPENSES

\$101,997.00 – ANTICIPATED 2024 COUNTY EXPENSE DOLLARS

\$ 45,891.80 – ANTICIPATED 2024 COUNTY EXPENSE DOLLARS –
OPERATING EXPENSES

\$103,248.10 – ANTICIPATED 2025 COUNTY EXPENSE DOLLARS

\$ 46,809.64 – ANTICIPATED 2025 COUNTY EXPENSE DOLLARS –
OPERATING EXPENSES

\$106,375.85 – ANTICIPATED 2026 COUNTY EXPENSE DOLLARS

\$ 47,745.83 – ANTICIPATED 2026 COUNTY EXPENSE DOLLARS –
OPERATING EXPENSES

\$726,397.45 – 5 YEAR LEASE AND OPERATING TOTAL COUNTY DOLLARS

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Legislator Bartels motioned, seconded by Legislator Ronk, to make changes to the Resolution and corresponding agreement as indicated in strikethrough and bold font, allowing for extension of the lease by the Ulster County Legislature, at its sole discretion, with any lease modifications made and approved by the both the County Attorney and Legislative Counsel.

MOTION ADOPTED BY THE FOLLOWING VOTE:

AYES: 23 NOES: 0

Legislator Walter motioned, seconded by Legislator Ronk, to Refer Resolution No. 283 back to the Laws and Rules, Governmental Services Committee.

MOTION ADOPTED BY THE FOLLOWING VOTE:

AYES: 15 NOES: 8
(Noes: Legislators Archer, Cahill, Criswell, Donaldson, Heppner, Parete, Petit, and Uchitelle)

REFERRED BACK TO LAWS AND RULES, GOVERNMENTAL SERVICES COMMITTEE