

**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, 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: 17                      NOES: 4  
(Noes: Legislators Bruno, Maio, Roberts, and Ronk)  
(Absent: Legislators Archer and Fabiano)

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

Referred back to Laws and Rules, Governmental Services Committee at Legislative Session on June 15, 2021

No Action Taken in Committee: Laws and Rules, Governmental Services on June 29, 2021

No Action Taken in Committee: Laws and Rules, Governmental Services on July 14, 2021

Passed Committee: Laws and Rules, Governmental Services on July 19, 2021 with Lease as amended

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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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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 20<sup>th</sup> Day of July in the year Two Thousand Twenty-One, 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 22<sup>nd</sup> Day of July in the year Two Thousand Twenty-One.

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

Submitted to the County Executive this  
22<sup>nd</sup> Day of July 2021.

Approved by the County Executive this  
27<sup>th</sup> Day of July 2021.

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

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