

Authorizing The Chair Of The Ulster County Legislature To Execute A Lease Agreement With WCD Window Coverings, Inc. For A Warehouse Of The Ulster County Department Of Public Works – Buildings And Grounds

Referred to: The Public Works, Capital Projects and Transportation Committee (Chairwoman Petit and Legislators Fabiano, Litts, Nolan, and Stewart), and The Ways and Means Committee (Chairman Gavaris and Legislators Cahill, Fabiano, Ronk, and Walter)

Chairwoman of the Public Works, Capital Projects and Transportation Committee, Laura Petit, and Deputy Chair Dean J. Fabiano 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 Ulster County Department of Public Works Buildings & Grounds Division maintains and supports approximately 44 buildings with a total of 884,000 sq. ft, 54 miles of recreational trails, a park and a pool complex; including all renovation, rehabilitation and improvement projects and preventative maintenance tasks in County buildings; and

WHEREAS the Buildings & Grounds Warehouse is currently located in a 5,000 square ft, stand-alone metal structure at the site of the former jail on Golden Hill, which accommodates equipment, various maintenance divisions, approximately 800 square feet within Community Corrections Program (CCP) building for a locksmith and key control program: and 13,000 square ft within Enterprise West; and

WHEREAS, the Ulster County Department of Public Works, Buildings & Grounds Division utilized a set of buildings at the former county owned property on 300 Flatbush Avenue, including an 1,850 sq ft boiler house; a one story 850 square foot Carpenters house with a one-room workshop, and a two story 1,000 square foot storage garage for securing materials and supplies; and

WHEREAS this resolution seeks to centralize the Buildings & Grounds Division at a suitable location in a timely manner due to the redevelopment of the Old Jail on Golden Hill; and

WHEREAS, the County of Ulster has identified an opportunity to lease and utilize existing warehouse space totaling 12,048 square feet of light industrial/warehouse space for \$8.00 per square foot located at 1711-1715 Ulster Avenue, Lake Katrine, (Town of Ulster), Ulster County, New York. Tax Parcel ID#; 38.19-3-23 to provide a safe and secure work environment for all aspects of Ulster County Department of Public Works, Buildings & Grounds Division; and

Resolution No. 503 October 18, 2022

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WHEREAS, the Commissioner of Public Works requests execution of a lease agreement with WCD Window Coverings, Inc, for a five (5) year term commencing January 1, 2023 through December 31, 2027, at an annual cost of \$96,384.00 for the term of 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 reason or for no reason, upon sixty (60) days written notice to the landlord WDC Window Coverings, Inc; now, therefore, be it

RESOLVED, that the Chair of the Ulster County Legislature is hereby authorized to enter into a lease agreement with WCD Window Coverings, Inc, for office space for a Warehouse of the Ulster County Department of Buildings & Grounds located at 1711-1715 Ulster Avenue, Lake Katrine, (Town of Ulster), Ulster County, New York. Tax Parcel ID#; 38.19-3-23, in the form as filed with the Clerk of the Ulster County Legislature or as modified and approved by the County Attorney,

and move its adoption.

ADOPTED BY THE FOLLOWING VOTE:

AYES: 23 NOES: 0

Passed Committee: Public Works, Capital Projects and Transportation on October 4, 2022

Passed Committee: Ways and Means on October 11, 2022

FINANCIAL IMPACT:

\$96,384.00 – ANTICIPATED 2023/2024/2025/2026/2027 ANNUAL APPROPRIATION

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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 18th Day of October in the year Two Thousand Twenty-Two, 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 21st Day of October in the year Two Thousand Twenty-Two.

[s] Victoria A. Fabella
Victoria A. Fabella, Clerk
Ulster County Legislature

Submitted to the County Executive this
21st Day of October 2022.

Approved by the Acting County Executive this
24th Day of October 2022.

[s] Victoria A. Fabella
Victoria A. Fabella, Clerk
Ulster County Legislature

[s] Johanna Contreras
Johanna Contreras, Acting County Executive