

Establishing Capital Project No. 707 - Purchase And Acquisition Of Real Property Located At 9 And 15 Joys Lane In The City Of Kingston For The Purpose Of Office Space – Amending The 2024 Capital Fund Budget – Department Of Public Works (Buildings And Grounds)

Referred to: The Law Enforcement and Public Safety Committee (Chairwoman Hansut and Legislators Clinton, Hewitt, Maloney, McCollough and Walls), The Public Works, Capital Projects and Transportation Committee (Chair Nolan and Legislators Donaldson, Kovacs, Litts, and McCollough), and The Ways and Means Committee (Chairman Gavaris and Legislators Collins, Hansut, Kovacs, Nolan, and Roberts)

Chair of the Public Works, Capital Projects and Transportation Committee, Kathy Nolan, and Deputy Chair Herbert Litts, III 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 Department of Public Works has conducted a thorough review of locations, including on lands owned by Ulster County and lands within a reasonable distance from Uptown Kingston to centralize the Ulster County District Attorney’s Office, Family and Children Advocacy Center, and the Crime Victims’ Advocacy Center; and

WHEREAS, at the conclusion of the review the Department of Public Works (“DPW”) has identified an opportunity to acquire a facility located at 9 and 15 Joys Lane in the City of Kingston, New York; and

WHEREAS, this facility will be used to consolidate operations to provide efficiencies, including secure space for confidential documents; improve collaboration between program units and enhance public access; and

WHEREAS the one-story office building was constructed in 1985 and consists of a 17,500 square foot facility with a fully sprinklered fire suppression system, an on-site back-up power system, ample parking that is ideally located within walking distance to Uptown Kingston where the Ulster County Courthouse is located; and

WHEREAS Ulster County desires to proceed with the required steps necessary to acquire said real property located at 9 and 15 Joys Lane in the City of Kingston (Tax Map Parcels 48.329-2-9.100 and 48.329-2-13, respectively, consisting of approximately 2.0 acres; and

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WHEREAS, Ulster County has conducted a property inspection and an appraisal of the Joys Lane property and has determined that its value is in proportion to the selling price; and

WHEREAS, the owner of the property has agreed to a purchase price of \$3,600,000.00; and

WHEREAS, the Commissioner of Public Works has requested the acquisition of said real property not to exceed \$3,600,000.00; and

WHEREAS, the Commissioner of Public Works has estimated the associated closing costs for the acquisition of said real property not to exceed \$105,000.00; and

WHEREAS, the Project is a Type II Action as defined under 6 NYCRR 617.5(c) (2.2) and does not require any determination or procedure under the State Environmental Quality Review Act (SEQRA); now, therefore be it

RESOLVED, that the Chair of the Ulster County Legislature is hereby authorized to execute an agreement, any amendments thereto, and such other documents as may be necessary to establish the terms and conditions pursuant to which the County of Ulster shall purchase and take title to lands at 9 and 15 Joys Lane in the City of Kingston, Ulster County, State of New York identified as Tax Map Parcels 48.329-2-9.100 and 48.329-2-13 consisting of approximately 2.0 acres in the form as filed with the Clerk of the Ulster County Legislature, or as modified with the approval of the Ulster County Attorney; and, be it further

RESOLVED, that Capital Project No. 707 for the purchase of 9 and 15 Joys Lane, in the City of Kingston New York be established as follows:

| | <u>CREATE</u> | <u>AMOUNT</u> |
|-------------------------|--|----------------|
| Capital Project No. 707 | Ulster County Office Building – Joys Ln | \$3,705,000.00 |

and, be it further

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RESOLVED, that the 2024 Ulster County Capital Budget is hereby amended as follows:

| | <u>INCREASE</u> | <u>AMOUNT</u> |
|--------------------------------------|-----------------------|----------------|
| HH.1997.0707- 2300.2560 (App. #) | Building Acquisition | \$3,705,000.00 |
| HH.1997.0707- 3500.5710 (Rev. #), | Revenue- Serial Bonds | \$3,705,000.00 |

and moves its adoption.

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

Passed Committee: Law Enforcement and Public Safety on October 2, 2024

Passed Committee: Public Works, Capital Projects and Transportation on October 7, 2024

Postponed in Committee: Ways and Means on October 10, 2024

Passed Committee: Ways and Means on _____.

FINANCIAL IMPACT:

\$3,705,000.00 – COUNTY CAPITAL FUND APPROPRIATIONS

\$3,705,000.00 – COUNTY REVENUE- SERIAL BONDS

*****A BOND RESOLUTION WILL BE REQUIRED*****