

**Authorizing The Chair Of The Ulster County Legislature To Enter Into A Lease Agreement With iPark 87 Commercial LLC. For The Ulster County Office Of Employment & Training - Department Of Public Works (Buildings And Grounds)**

Referred to: The Economic Development, Planning, Education, Employment, Arts and Agriculture Committee (Chairwoman Sperry and Legislators Clinton, Corcoran, Hewitt, Litts, Stewart and Walls), The Public Works and Capital Projects Committee (Chair Nolan and Legislators Donaldson, Kovacs, Litts, and McCollough), and The Ways and Means Committee (Chairman Gavaris and Legislators Collins, Hansut, Kovacs, Nolan, Roberts, and Uchitelle)

Chair of the Public Works and Capital Projects 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, Ulster County desires to locate the County Office of Employment and Training on the iPark87 Campus, 300 Enterprise Drive, Main Building, Kingston, New York; and

WHEREAS, iPark87, the site of the former Tech City/IBM complex, is an ideal site for locating the County's Office of Employment and Training because of its geographic location, its adjacency to a new Ulster BOCES Career and Technical Center, ease of accessibility by bus service, and its desirability as a location for companies in clean tech, fiber optics, and other industries; and

WHEREAS, the Commissioner of Public Works has requested the Chair of the Ulster County Legislature to enter into a lease agreement with iPark87, to lease for a five (5) year period beginning September 1, 2025 and ending March 31, 2030, for up to 8,200 square feet of office space on the first floor of the Main Building to accommodate the County Department of Employment and Training, and a portion of the leased premises to be subleased by the County to the New York State Department of Labor (DOL) at \$12.75 per square foot in base rent, including all Taxes and common area maintenance (CAM), with a 2% increase annually, which shall be payable in monthly installments totaling, totaling \$544,082.40 for the duration of the Lease Agreement; now, therefore be it

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RESOLVED, that the Chair of the Ulster County Legislature is hereby authorized to enter into a Lease Agreement, and any amendments thereto, with iPark87 Commercial LLC with principal offices located at 485 West Putnam Avenue, Greenwich, Connecticut 06830 for office space located at 300 Enterprise Drive, Main Building, Kingston, to be used to house the County Office of Employment & Training (OET) and New York State Department of Labor (DOL), in the form as filed with the Clerk of the Ulster County Legislature or as modified with approval by the Ulster County Attorney,

and moves its adoption.

ADOPTED BY THE FOLLOWING VOTE:

AYES: 20                      NOES: 3  
(Noes: Legislators Lopez, Maloney, and Roberts)

Passed Committee: Economic Development, Planning, Education, Employment, Arts and Agriculture as amended on March 4, 2025

Passed Committee: Public Works and Capital Projects on March 10, 2025

Passed Committee: Ways and Means on March 13, 2025

**FINANCIAL IMPACT:**

\$ 34,850.00 – 2025 APPROPRIATION DOLLARS  
\$ 105,247.00 – 2026 APPROPRIATION DOLLARS  
\$ 107,352.00 – 2027 APPROPRIATION DOLLARS  
\$ 109,499.00 – 2028 APPROPRIATION DOLLARS  
\$ 111,689.00 – 2029 APPROPRIATION DOLLARS  
\$ 75,446.00 – 2030 APPROPRIATION DOLLARS

\$ 544,082.40 – LEASE TOTAL COUNTY DOLLARS (FIVE-YEAR TOTAL)

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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 18<sup>th</sup> Day of March in the year Two Thousand Twenty-Five, 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 20<sup>th</sup> Day of March in the year Two Thousand Twenty-Five.

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

Submitted to the County Executive this  
20<sup>th</sup> Day of March 2025.

Approved by the County Executive this  
27<sup>th</sup> Day of March 2025.

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

[s] Jen Metzger  
Jen Metzger, County Executive