

**Laws & Rules, Governmental Services Committee  
Regular Meeting Minutes**

**DATE & TIME:** August 17, 2021 – 4:30 PM  
**LOCATION:** KL Binder Library, 6<sup>th</sup> Floor, County Office Building  
**PRESIDING OFFICER:** Chairwoman Bartels  
**LEGISLATIVE STAFF:** Jay Mahler, Deputy Clerk  
**PRESENT:** Legislators Gavaris, Heppner, Roberts & Ronk  
**ABSENT:** None  
**QUORUM PRESENT:** Yes

**OTHER ATTENDEES:** Minority Counsel Pascale, Deputy County Executive Rider, Deputy Comptroller DiMarco – UC Comptroller’s Office

Chairwoman Bartels called the meeting to order at 4:35 PM. She thanked the members for being amenable to the change in meeting date and time.

---

**Motion No. 1:** **Moved to APPROVE Minutes of the June 29 and July 14 Special Meetings & the July 19 Regular Meeting**

**Motion By:** Legislator Roberts  
**Motion Seconded By:** Legislator Ronk

**Discussion:** None

**Voting In Favor:** Legislators Bartels, Gavaris, Heppner, Roberts & Ronk  
**Voting Against:** None  
**Votes in Favor:** 5  
**Votes Against:** 0  
**Disposition:** **Minutes APPROVED**

---

Resolutions for the August 17, 2021 Session of the Legislature

**Resolution No. 372:** Adopting Proposed Local Law No. 3 Of 2021, A Local Law Amending Local Law No. 7 of 2014, A Local Law Respecting the Outdoor Restraint of Companion Animals

**Resolution Summary:** This resolution adopts Proposed Local Law No. 3 of 2021.

**Motion No. 2:** **Resolution No. 372 MOVED FOR DISCUSSION**  
**Motion By:** Legislator Ronk  
**Motion Seconded By:** Legislator Roberts

**Discussion:**

Legislator Ronk stated that there was some concern in his caucus regarding comments at the public hearing in regards to exemptions for hunting dogs. He added that the original Local Law stands, which did not provide for that kind of exemption, adding that the proposed local law sought to make calcifications to allow the UCSPCA to enforce the law.

**Voting In Favor:** Legislators Bartels, Gavaris, Heppner, Roberts & Ronk  
**Voting Against:** None  
**Votes in Favor:** 5  
**Votes Against:** 0  
**Disposition:** **Resolution ADOPTED**

---

**Resolution No. 373:** Adopting Proposed Local Law No. 5 Of 2021, A Local Law Amending Local Law No. 3 Of 2019, A Local Law Establishing The Ulster County Electrical Licensing Board And Providing For the Qualifications, Examination, Licensing And Regulation Of Electricians In Ulster County, New York

**Resolution Summary:** This resolution adopts Proposed Local Law No. 5 of 2021

**Motion No. 3:** **Resolution No. 373 MOVED FOR DISCUSSION**  
**Motion By:** Legislator Ronk  
**Motion Seconded By:** Legislator Roberts

**Discussion:** None

**Voting In Favor:** Legislators Bartels, Gavaris, Heppner, Roberts & Ronk  
**Voting Against:** None  
**Votes in Favor:** 5  
**Votes Against:** 0  
**Disposition:** **Resolutions ADOPTED**

---

**Resolution No. 376:** Authorizing The Termination Of A Lease Agreement With CPR Kingston, LLC Bank For Space Used By The Board Of Elections

**Resolution Summary:** This Resolution authorizes the Chair to mail written notice of termination of the lease agreement with CPR Kingston, LLC effective January 31, 2022 for office space currently occupied by the Board of Elections located at 284 Wall Street, Kingston.

**Motion No. 4:** **Resolution No. 376 MOVED FOR DISCUSSION**  
**Motion By:** Legislator Heppner  
**Motion Seconded By:** Legislator Ronk

**Discussion:**

Legislator Ronk stated that he felt the matter was an important conversation to continue and wanted to keep the Resolution active. He added that introduction of the Resolution is a clear indication to the County Executive that there are members of the Legislature who do not want to increase rental properties without a clear plan on what is intended for the space and why. Deputy Executive Rider stated that there was no intention to put anyone in that space at this time and that the Legislature would be advised if that changed.

Chairwoman Bartels stated that it was important to start to have a discussion of the bigger picture of a plan as it relates to the Board of Elections, but also the county as a whole. She advised the members the Comptroller Gallagher's report on county facilities and properties (appended to these minutes) was shared through the OneDrive. She added that she continues to support the Legislature moving forward with an updated space study and conversations with the Executive's Office on current needs, what is being planned for and what the holes and failings are.

**Motion No. 5:** MOTION TO POSTPONE Resolution No. 376

**Motion By:** Legislator Gavaris

**Motion Seconded By:** Legislator Heppner

**Discussion:** None

**Voting In Favor:** Legislators Bartels, Gavaris, Heppner, Roberts & Ronk

**Voting Against:** None

**Votes in Favor:** 5

**Votes Against:** 0

**Disposition:** Resolutions POSTPONED

---

Chairwoman Bartels advised the members that, although not part of their business, Proposed Local Law No. 2 of 2021 - A Local Law Requiring The Payment Of A Living Wage To Employees Of Contractors And Subcontractors That Provide Services To Ulster County, appeared on their agenda. She reminded them that a Petition to Discharge was successfully executed and the matter would be voted on at Legislative Session that evening. She welcomed conversation on the matter. None was offered.

Also appearing under Forthcoming Local Laws on the agenda was Proposed Local Law No. 6 Of 2021 -A Local Law Repealing Local Law Number 2 Of 2013, And Establishing The Ulster County School-Based Mental Health And Safety Act Of 2021. Chairwoman Bartels advised the members that the proposed local law was postponed in the Health Committee. She encouraged the members to review the law and assess it for any legal concerns they may have in advance/anticipation of the matter coming before the committee.

Legislator Ronk stated that Superintendents Association had legal concerns with Local Law No. 2 of 2013 which is why it was never enforced/enacted. He added that they took issue with the county being able to enforce it as the schools are independent agencies. Deputy Executive Rider advised the members that the proposed law before them is slightly different from the adopted law. He added adopted form of Local Law No. 2 was a watered-down version of the original submission by Legislator Robert Parete. He added that the administration wanted to do work with the schools on mental health, adding that ten years have passed, the county has a different administration, and the schools may have a different stance now.

Chairwoman Bartels recommended that counsel take a first pass at the law and cross-reference if any of those concerns may still be an issue. Legislator Ronk recommended that the Superintendents Council be engaged.

---

Chairwoman Bartels asked if there was any other old or any new business; and hearing none.

### **Adjournment**

**Motion Made By:** Legislator Ronk

**Motion Seconded By:** Legislator Gavaris

**No. of Votes in Favor:** 5

**No. of Votes Against:** 0

**TIME:** 4:43 PM

**Respectfully submitted: Deputy Clerk Mahler**

**Minutes Approved: September 13, 2021**



# **ULSTER COUNTY GOVERNMENT FACILITIES & PROPERTIES**

---

**Office of the  
Ulster County Comptroller  
March S. Gallagher**







# ULSTER COUNTY FACILITIES AND GROUNDS

The Government Finance Officers' Association recommends that government entities provide a "plain language" capital asset report to elected officials and the general public at least once every three years. This report only covers major government facilities and some infrastructure. It does not include equipment and majority of county-owned infrastructure, nor does it include condition ratings, changes in the value of assets or other information recommended for a comprehensive Report on Capital Assets.

## **Recommendations**

Ulster County should engage in a space utilization study every five years or so and share a plain English capital asset report every three years. The last such study was finished in 2007 before the sale of Golden Hill Healthcare and prior to the acquisition of portions of Tech City. Space inventories should be maintained on a real-time basis and be made available when major space changes are anticipated whether in new leased space or county owned facilities.

Leases presented to the Legislature for contract approval should be presented in as final a form as possible. All lease terms including square footage, term of the lease, and potential expenses such as taxes and fit up costs should be known at the time of the approval.

Leases presented to the Legislature for contract approval should be presented with more information including a schedule of other properties considered (both privately-owned and county owned). Presentation of new leases of privately owned space should include a short summary of the needs of the department or office (such as statutory location, parking, ADA compliance). Ownership and LLC membership of private lessors should be disclosed to allow for the monitoring of conflicts of interest.

The capital asset policy should be updated. The current policy was adopted in 2001 and the outside auditors identified the need for revision in the management letters of 2015, 2017 and 2019. The policy was updated to include construction work in progress in May 2020, but no other changes have been made to the policy since initial adoption. Updating the policy to include capital maintenance inventorying would enable the county to prioritize capital projects.



## **Buildings and Land Used by Ulster County Operations**

The report summarizes four types of space used for county operations: 1) space owned and used by the County, 2) space the County leases from others, 3) space the County owns but leases to other users, and 4) properties currently owned by the Ulster County Economic Development Alliance.

<b>UCEDA Owned Properties</b>						
	<b>Address</b>	<b>Sq Ft.</b>	<b>Acreage</b>	<b>Acquired</b>	<b>Assessed Value</b>	<b>Market Value</b>
Information Services	25 S. Manor Ave	13,644	0.4754	12/9/2015	\$ 545,000	\$ 672,840
Vacant Land (abutting IS)	24 Progress St.	N/A	0.0925	12/9/2015	\$ 12,000	\$ 14,815
Vacant Land (parking lot)	32-38 S Manor Ave	N/A	0.1653	12/9/2015	\$ 40,000	\$ 49,383
Vacant Land	Linderman Ave Ext	N/A	7.5100	6/10/2015	\$ 9,000	\$ 14,173
Enterprise West (3 bldgs)	Enterprise Dr.	<u>394,631</u>	<u>24.7000</u>	6/20/2021	<u>\$ 12,600,000</u>	<u>\$ 19,842,520</u>
	<b>TOTALS</b>	407,275	32.9432		\$ 13,206,000	\$ 20,593,731

<b>County Property Leased to Others</b>				
<b>Building</b>	<b>Lessee</b>	<b>Sq Ft.</b>	<b>Assessed Value</b>	<b>Market Value</b>
Old Jail	NYS Parole Office	1,852	\$ 14,357,000	\$ 17,724,691
Golden Hill Office Building	Astor Services	2,080	part of Golden Hill complex	
	Family Services	4,561		
	Access - Supports for Living	207		
Trudy Resnick Farber Center	Astor Services	1,230	\$ 1,054,700	\$ 1,159,011
	Family Services	3,093		
	Access - Supports for Living	126		
Catskill Mountain Railroad	UCIDA to CMRR	<u>N/A</u>	<u>\$ 74,300</u>	<u>\$ 117,008</u>
	<b>TOTAL</b>	13,149	\$ 15,486,000	\$ 19,000,710

<b>Highway Substations</b>				
<b>Sub-station</b>	<b>Location</b>	<b>Sq Ft.</b>	<b>Assessed Value</b>	<b>Market Value</b>
Quarry Complex	317 Shamrock Lane, Kingston	N/A	\$ 2,651,000	\$ 3,272,840
Accord	456 Granite Road, Rochester	2,324	\$ 150,000	\$ 150,000
Boiceville	8 Cabin Hill Road, Olive	13,690	\$ 451,000	\$ 451,000
New Paltz	246 Libertyville Road, New Paltz	13,697	part of fairground complex	
Plattekill	227 Foster Road, Plattekill	2,265	\$ 228,200	\$ 271,667
Quarryville	344 Harry Wells Road, Saugerties	5,223	not quantified	
Shandaken	7336 State Rt. 28, Shandaken	5,364	\$ 50,000	\$ 217,391
Shawangunk	40 King's Lane, Shawangunk	4,433	\$ 12,000	\$ 99,668
Denning / Sundown	30 Greenville Road, Denning	4,984	\$ 19,000	\$ 118,750
Ulster Heights	229 Ulster Heights Road, Wawarsing	3,545	\$ 95,100	\$ 104,505
VanDale (LEASE)	316 Van Dale Road, West Hurley	<u>15,146</u>	<u>\$ 58,000</u>	<u>\$ 1,014,715</u>
	<b>TOTAL</b>	70,671	\$ 3,714,300	\$ 5,700,536

## Space Leased by Ulster County From Others

Department	Contract	Location	Current Cost	Sq. Ft.	Utils/Taxes*	Orig/Cur Star	Term End	Vendor	Use
Employment and Training	2017-00000474	535 Boices Ln, Kingston	\$15,010.39/mo**	10,287	utilities included	10/9/2017	8-Oct-20	935 Associates, LLC	Office space- shared with DOL
Board of Elections	2020-00000387	284 Wall St, Kingston	\$5,200.38/mo	3,566	utilities included	8/14/2009 8/14/2020	13-Aug-25	CPR Kingston, LLC (Ulster Savings Bank)	Office space, intake, training, storage
Public Defender	2020-00000410	280-284 Wall St, Kingston	\$9,016.87/mo	6,183	utilities included	11/1/2015 10/1/2020	30-Sep-25	CPR Kingston, LLC (Ulster Savings Bank)	Office space - PD
Social Services	2020-00000296	51 Hurley Ave, Kingston	\$4,853.33/mo	3,328	utilities included	4/1/2020	31-Mar-25	O & W Station	Office space - Family & Child
Sheriff's Office	2017-00000449	146-152 Mt Pleasant Rd, Mt. Tremper	\$650/mo	2,004	utilities included	7/1/2017	30-Jun-22	Kaatskill Development Holdings LLC	Substation
Sheriff's Office	2017-00000119	1500 Route 208, Wallkill	\$750/mo	711	utilities included	1/1/2017	31-Dec-21	Wallkill Central School District	Substation
Sheriff's Office	2020-00000261	108 Canal St, Ellenville	\$312/yr	1,534	utilities not included	5/1/2010 5/1/2020	30-Apr-25	Town of Wawarsing	Substation
Probation	2018-00000404	124 Main St, New Paltz	\$1,855/mo	1,308	utilities included	11/1/2012 11/1/2018	31-Oct-23	Pine Professional Center, LLC	Probation
Public Works	2018-00000384	316 Van Dale Rd, West Hurley	\$8,400/mo	15,146	utilities not included	7/1/2003 7/1/2018	30-Jun-23	Van Dale Properties LLC	Fabrication Facility lease
UCAT	2019-00000556	464 Hasbrouck Ave, Kingston	\$1,000/mo	2,500	utilities included	7/1/2019	30-Jun-24	City of Kingston	Transit Garage Rental

\* No current lease requires Ulster County to pay taxes separately

\*\* Resolution approving lease anticipated \$532,577.79 in sublease payments from NYS DOL which have not been received as no sublease was executed

## Accounting for Leases

Ulster County is required to implement GASB Statement No. 87, Leases, effective for the fiscal year ending December 31, 2021. GASB summarizes the purpose of the change as follows:

*"The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.*

*For lessees the lease liability should be measured at the present value of payments expected to be made during the lease term (less any lease incentives). A lessee should reduce the lease liability as payments are made and recognize an outflow of resources for interest on the liability and should amortize the lease asset in a systematic and rational manner over the shorter of the lease term or the useful life of the underlying asset. The notes to financial statements should include a description of leasing arrangements, the amount of lease assets recognized, and a schedule of future lease payments to be made."*

There appears to be a minor misstatement in the text of the 2020 Annual Update Document which has a note to the financial statement on leases that references space needed for expansion of social services, mental health and family court. This language is likely a carryover from prior years and should be updated to address current lease liabilities.





# ULSTER COUNTY OWNED PROPERTIES

\*All located in Kingston unless otherwise noted

## Ulster County Office Building

244 Fair Street; 62,396 sq. ft

- Basement & First Floor - DMV/Mail room
- Second Floor - County Clerk
- Third Floor - Tourism, Planning Board, Surrogate Court
- Fourth Floor - Department of Finance, Real Property Tax Service
- Fifth Floor - County Attorney, Comptroller, Personnel
- Sixth Floor - Legislative chambers, Budget, County Executive



## Trudy Resnick Farber Center

50 Center Street, Ellenville; 20,730 sq.ft.

- Office for the Aging
- Social Services
- Probation
- Public Health
- Department of Social Services
- Hudson Valley Mental Health (lease)
- Family Services, Inc. (lease)
- Access-Supports (lease)
- Astor Services (lease)

## U.C. Human Services Complex

Development Court; 117,977 sq. ft.

- Family Court
- Veterans Service Agency
- Department of Social Services
- Self Insurance
- Safety
- Purchasing
- Largest vacant space - 4,000 sq. ft.  
- Total vacant space including common areas is 14,000 sq.ft.

## Ulster County Courthouse

285 Wall Street; 43,650 sq. ft.

- District Attorney's Office
- Judicial
- Maintenance



## Old County Jail

61 Golden Hill Drive; 53,389 sq.ft.

- Cell block area
- B.O.E voting machines storage
- NYS Parole Office (lease)

## Public Works Building

313 - 317 Shamrock Lane; 8,925 sq. ft.

- B&G/H&B
- Weights & Measures
- Historian





**U.C. Law Enforcement Center**  
**380 Boulevard; 277,000 sq. ft.**

- Sheriff's Office
- Arson Task Force

**Department of the Environment**  
**17 Pearl Street; 4,229 sq. ft.**

**U.C. Probation Department**  
**733 Broadway; 17,594 sq. ft.**

- Office of Probation
- Restorative Justice Center

**Golden Hill Office Building**  
**239 Golden Hill Drive; 39,600 sq. ft.**

- Mental Health
- Hudson Valley Mental Health
- WIC
- Astor Services (lease)
- Access Support for Living (lease)

**U.C.A.T.**  
**1 Danny Circle, 23,413 sq. ft.**

- Administration / Offices
- Garage area

Persen House (Historical Landmark)  
 74 John Street; 6,405 sq. ft.

Carr Building  
 (Judge Kavanaugh's Chambers)  
 1 Pearl Street; 3560 sq. ft.

Golden Hill Pump House  
 44 Golden Hill Drive

Golden Hill Water Tower  
 733 Broadway; 465,300 gallons

Community Correction Facility  
 63 Golden Hill Drive; 7,200 sq. ft.

U.C. Records Center  
 300 Foxhall Avenue; 22,550 sq. ft.

Ulster County Pool & Maintenance  
 241 Libertyville Rd., New Paltz - 7,126 sq.ft.

Hutton Building  
 234 Golden Hill Lane - Closed; 3,386 sq. ft.

Sojourner Truth - Ulster Landing Park  
 916 Ulster Landing Road - 3,198 sq. ft.

Emergency Management E-911  
 238 Golden Hill Drive; 2,130 sq.ft.

SUNY Ulster at Kingston (Sophie Finn)  
 94 Mary's Avenue; 30,830 sq. ft.

Veterans Transitional Housing Facility  
 (8 bedroom facility)  
 67 Wurts Street

Ulster County Fairgrounds  
 (115.5 Acres)  
 249 Libertyville Road, New Paltz

County Property County Occupied		
Location	Assessed Value	Market Value
Ulster County Office Building	\$ 10,101,000	\$ 12,470,370
Trudy Resnick Farber Center	\$ 1,054,700	\$ 1,159,011
Public Works Building	\$ 1,295,000	\$ 1,598,765
U.C. Probation Department	\$ 1,420,000	\$ 1,753,086
Ulster County Courthouse	\$ 5,367,000	\$ 6,625,926
U.C. Human Services Complex	\$ 10,646,500	\$ 16,766,142
U.C.A.T.	part of Golden Hill complex	
Department of the Environment	\$ 652,000	\$ 804,938
Golden Hill Office Building	\$ 14,357,000	\$ 17,724,691
U.C. Law Enforcement Center	\$ 31,687,000	\$ 39,119,753
Old County Jail	part of Golden Hill complex	
Persen House	\$ 631,000	\$ 779,012
Carr Building	\$ 966,000	\$ 1,192,593
Golden Hill Pump House	part of Golden Hill complex	
Golden Hill Water Tower	part of Golden Hill complex	
Community Corrections Facility	part of Golden Hill complex	
U.S. Records Center	\$ 2,630,000	\$ 3,246,914
Ulster County Pool & Maintenance	part of UC Fairgrounds	
SUNY Ulster at Kingston	\$ 769,000	\$ 949,383
Veterans Transitional Housing Facility	\$ 631,000	\$ 779,012
Hutton Building	part of Golden Hill complex	
Sojourner Truth- Ulster Landing Park	\$ 1,995,000	\$ 3,141,732
Ulster County Fairgrounds	\$ 3,310,900	\$ 3,849,884
<b>TOTALS</b>	<b>\$ 87,513,100</b>	<b>\$ 111,961,212</b>