

**Authorizing The Chair Of The Ulster County Legislature To Enter Into A Lease Agreement With CPR Associates For Public Defenders Office Space – Department Of Public Works (Buildings And Grounds)**

Referred to: 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, the Ulster County Public Defender's Office desires to remain in the demised premises and occupy 6,183 square feet on the second and third floors of 280-284 Wall Street in the City of Kingston; and

WHEREAS, the Commissioner of Public Works requests the Chair of the Ulster County Legislature enter into a lease agreement with CPR Associates for a five (5) year term commencing October 1, 2025, through September 30, 2030, at \$21.67 per square foot cost, which shall be payable in monthly installments totaling \$11,163.43 per month, totaling \$133,961.15 for the first year of said lease agreement; and

WHEREAS, the lease shall contain a clause which will allow the tenant, County of Ulster, the option to terminate the Lease at will upon a sixty (60) day written notice to landlord, CPR Associates; and

WHEREAS, these lease expenses are expected to be reimbursable through a Public Defender Distribution Grant at approximately 95% of the total cost; now, therefore, be it

RESOLVED, that the Chair of the Ulster County Legislature is hereby authorized to enter into a lease agreement with CPR Associates for 6,183 square feet of office space for the Public Defender located at 280-284 Wall Street, Kingston, N.Y. as filed with the Clerk of the Ulster County Legislature, or as modified by the County Attorney,

and moves its adoption.

**Resolution No. 401      September 16, 2025**

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ADOPTED BY THE FOLLOWING VOTE:

AYES: 22                      NOES: 0  
(Absent: Legislator Maloney)

Passed Committee: Public Works and Capital Projects on August 11, 2025

Postponed in Committee: Ways and Means on August 14, 2025

Passed Committee: Ways and Means as amended on September 10, 2025

FINANCIAL IMPACT:

\$33,490.00 – BUDGETED 2025 COUNTY EXPENSE DOLLARS

(ESTIMATED 95% REIMBURSED THROUGH PUBLIC DEFENDER  
DISTRIBUTION GRANTS)

\$134,966.00 – ANTICIPATED 2026 COUNTY EXPENSE DOLLARS  
(ESTIMATED 95% REIMBURSED THROUGH PUBLIC DEFENDER  
DISTRIBUTION GRANTS)

\$139,015.00 – ANTICIPATED 2027 COUNTY EXPENSE DOLLARS  
(ESTIMATED 95% REIMBURSED THROUGH PUBLIC DEFENDER  
DISTRIBUTION GRANTS)

\$143,185.00 – ANTICIPATED 2028 COUNTY EXPENSE DOLLARS  
(ESTIMATED 95% REIMBURSED THROUGH PUBLIC DEFENDER  
DISTRIBUTION GRANTS)

\$147,481.00 – ANTICIPATED 2029 COUNTY EXPENSE DOLLARS  
(ESTIMATED 95% REIMBURSED THROUGH PUBLIC DEFENDER  
DISTRIBUTION GRANTS)

\$113,081.00 – ANTICIPATED 2030 COUNTY EXPENSE DOLLARS  
(ESTIMATED 95% REIMBURSED THROUGH PUBLIC DEFENDER  
DISTRIBUTION GRANTS)

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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 19<sup>th</sup> Day of September 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 19<sup>th</sup> Day of September in the year Two Thousand Twenty-Five.

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

Submitted to the County Executive this  
19<sup>th</sup> Day of September 2025.

Approved by the County Executive this  
25<sup>th</sup> Day of September 2025.

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

[s] Jen Metzger  
Jen Metzger, County Executive