

Authorizing The Chair Of The Ulster County Legislature To Execute A Lease Agreement With WCB 83 S. Putt Realty Corp. For Office Space For The County's Department Of Social Services – Department Of Public Works (Buildings & Grounds)

Referred to: The Health, Human Services and Human Rights Committee (Chairman Uchitelle and Legislators Collins, Corcoran, Harmon, Kitchen, Lopez, and McCollough), 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 Department of Social Services has identified satellite office space on 83 South Putt Corners Road in the Town of New Paltz; and

WHEREAS the County has identified 2,241 square feet of vacant office space that is available through a lease agreement with WCB 83 S. Putt Realty Corp.; and

WHEREAS, the Commissioner of Public Works has requested the Chair of the Ulster County Legislature to enter into a lease agreement with WCB 83 S. Putt Realty Corp. to lease 2,241 square feet of office space for a five-year term beginning January 1, 2026 and ending December 31, 2030, at a cost of \$28.00/square foot, with all utilities and taxes included, with an escalation increase of \$1.00/square foot per year; and

WHEREAS, the County of Ulster shall have the option to terminate the lease for any reason or for no reason, upon sixty (60) days written notice; now, therefore be it

RESOLVED, that the Chair of the Ulster County Legislature is hereby authorized to execute a lease agreement and any amendments thereto, with WCB 83 S. Putt Realty Corp., for offices located at 83 South Putt Road, New Paltz, New York, 12561 for a five-year term beginning January 1, 2026 and ending December 31, 2030, at a cost of \$28.00/square foot with all utilities and taxes included, and an escalation increase of \$1.00/square foot per year, in the form as filed with the Clerk of the Legislature, or as modified with the approval of the County Attorney,

and moves its adoption.

Resolution No. 519 November 18, 2025

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A Lease Agreement With WCB 83 S. Putt Realty Corp. For Office
Space For The County's Department Of Social Services –
Department Of Public Works (Buildings & Grounds)**

ADOPTED BY THE FOLLOWING VOTE:

AYES: NOES:

Passed Committee: Health, Human Services and Human Rights on November 6, 2025

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

Passed Committee: Ways and Means on November 13, 2025

FINANCIAL IMPACT:

\$62,748.00 -- 2026 ANTICIPATED APPROPRIATION DOLLARS
(ESTIMATED 71% REIMBURSED FEDERAL AND STATE DOLLARS)

\$64,989.00 -- 2027 ANTICIPATED APPROPRIATION DOLLARS
(ESTIMATED 71% REIMBURSED FEDERAL AND STATE DOLLARS)

\$67,230.00 -- 2028 ANTICIPATED APPROPRIATION DOLLARS
(ESTIMATED 71% REIMBURSED FEDERAL AND STATE DOLLARS)

\$69,471.00 -- 2029 ANTICIPATED APPROPRIATION DOLLARS
(ESTIMATED 71% REIMBURSED FEDERAL AND STATE DOLLARS)

\$71,712.00 -- 2030 ANTICIPATED APPROPRIATION DOLLARS
(ESTIMATED 71% REIMBURSED FEDERAL AND STATE DOLLARS)

\$336,150.00 – TOTAL ANTICIPATED COUNTY APPROPRIATION

\$238,666.00 – TOTAL ANTICIPATED COUNTY REVENUE

Legislator Gavaris motioned, seconded by Legislator Harmon, to Refer the Resolution back to the Ways and Means Committee.

MOTION ADOPTED BY THE FOLLOWING VOTE:

AYES: 20 NOES: 0
(Absent: Legislators Kitchen, Maloney, and Uchitelle)

REFERRED BACK TO WAYS AND MEANS COMMITTEE