

**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 \$26.00/square foot, with all utilities and taxes included, with an escalation increase of \$2.00/square foot for the second year and \$1.00/square foot per subsequent 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 \$26.00/square foot with all utilities and taxes included, and an escalation increase of \$2.00/square foot for the second year and \$1.00/square foot per subsequent 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      December 16, 2025**

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ADOPTED BY THE FOLLOWING VOTE:

AYES: 18      NOES: 0

(Absent: Legislators Donaldson, Kitchen, Litts, Maloney, and Roberts)

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

Referred back to Ways and Means Committee at Legislative Session on November 18, 2025

Passed Committee: Ways and Means as amended on December 11, 2025

**FINANCIAL IMPACT:**

\$58,266.00-- 2026 ANTICIPATED APPROPRIATION DOLLARS  
(ESTIMATED 71% REIMBURSED FEDERAL AND STATE DOLLARS)

\$62,748.00-- 2027 ANTICIPATED APPROPRIATION DOLLARS  
(ESTIMATED 71% REIMBURSED FEDERAL AND STATE DOLLARS)

\$64,989.00-- 2028 ANTICIPATED APPROPRIATION DOLLARS  
(ESTIMATED 71% REIMBURSED FEDERAL AND STATE DOLLARS)

\$67,230.00-- 2029 ANTICIPATED APPROPRIATION DOLLARS  
(ESTIMATED 71% REIMBURSED FEDERAL AND STATE DOLLARS)

\$69,471.00-- 2030 ANTICIPATED APPROPRIATION DOLLARS  
(ESTIMATED 71% REIMBURSED FEDERAL AND STATE DOLLARS)

\$322,704.00 – TOTAL ANTICPATED COUNTY APPROPRIATION

\$299,120.00 – TOTAL ANTICPATED COUNTY REVENUE

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STATE OF NEW YORK  
ss:  
COUNTY OF ULMSTER

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 16<sup>th</sup> Day of December 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 December 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 December 2025.

Approved by the County Executive this  
26<sup>th</sup> Day of December 2025.

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

[s] Jen Metzger  
Jen Metzger, County Executive